

ORDINANCE NO. 2003-30
AMENDMENT TO ORDINANCE 91-04
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th day of January, 1991, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 91-04, an Ordinance Enacting and Establishing the Comprehensive Land Use Map and the Future Land Use Map for the unincorporated portion of Nassau County, Florida; and

WHEREAS, the Board of County Commissioners seeks to re-classify land designation on the Land Use Map from Industrial to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on June 9, 2003; and

WHEREAS, the property is located on the north side SR200/A1A between Chester Road and Gene Lasserre Boulevard, Yulee area; and

WHEREAS, the Board of County Commissioners finds that the amendment to the Future Land Use Map and reclassification is consistent with the overall Comprehensive Land Use Map and orderly development of Nassau County, Florida, and the specific area.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida, this 9th day of June, 2003:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Industrial to Commercial on the Future Land Use Map of Nassau County.

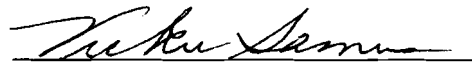
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by Curtis W. Lightsey, owner, and is described as follows:

See Exhibit "A" attached hereto and
made a part hereof by specific reference.

3. SECTION 3. This amendment is made a small-scale amendment pursuant to Florida Statutes, Section 163.3187.

4. SECTION 4. EFFECTIVE DATE. The effective date of this small-scale amendment shall be thirty-one days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Community Affairs, or the Administration Commission, finding that the amendment is in compliance with Section 163.3184, Florida Statutes.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


VICKIE SAMUS
Its: Chairman

ATTEST:


J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

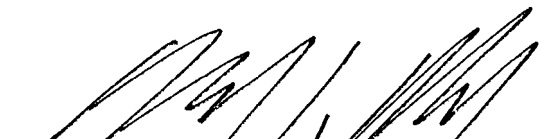

MICHAEL S. MULLIN

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT WHERE THE NORTHERLY LINE OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, INTERSECTS WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-108-A, POSTED 200-A (A 100.0 FOOT R/W); AND RUN SOUTH 7°51'58" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1,692.10 FEET TO A CONCRETE MONUMENT FOR THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS DESCRIBED CONTINUE SOUTH 7°51'58" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 235.07 FEET TO A D.O.T. RIGHT-OF-WAY CONCRETE MONUMENT; RUN THENCE SOUTH 82°08'02" EAST, A DISTANCE OF 17.0 FEET TO A D.O.T. RIGHT-OF-WAY CONCRETE MONUMENT WHERE SAID RIGHT-OF-WAY LINE NARROWS TO A 66.0 FOOT RIGHT-OF-WAY; RUN THENCE SOUTH 7°51'58" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 109.46 FEET TO A D.O.T. IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 50.0 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY, A CHORD DISTANCE OF 51.96 FEET TO A D.O.T. IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 39°10'27" WEST; RUN THENCE NORTH 72°46'48" WEST ALONG SAID NORTHERLY RIGHT OF WAY (A 184.0 FOOT R/W), A DISTANCE OF 167.12 FEET; RUN THENCE NORTH 7°51'58" EAST, A DISTANCE OF 390.68 FEET TO A CONCRETE MONUMENT; RUN THENCE SOUTH 72°46'48" EAST, A DISTANCE OF 177.60 FEET TO **THE POINT OF BEGINNING**.

THE PORTION OF LAND THUS DESCRIBED CONTAINS 1.6220 ACRES MORE OF LESS.